COMMUNITY DEVELOPMENT DEPARTMENT

SUMMARY OF AMENDMENTS * TO CITY BUILDING CODES

THE CURRENT ADOPTED CODES ARE:

2003 International Building Code (IBC)
2003 International Residential Code for One and Two family Dwellings
2003 International Plumbing Code
2003 International Mechanical Code
2003 International Fuel Gas Code
2005 National Electric Code (NFPA 70)
2003 NFPA Life Safety Code 101
2003 International Fire Code
2003 International Energy Conservation Code (beginning May 1, 2006)

ADDITIONAL STATE OF ILLINOIS CODES, ENFORCED BY THE CITY OF EVANSTON ARE:

State of Illinois Plumbing Code (most recent edition)
Illinois Accessibility Code (most recent edition)
2001 International Energy Conservation Code (beginning April 8, 2006)

*** To obtain a copy of the *complete* code amendment ordinance please contact the Evanston City Clerk's office at 847-866-2925.**

GENERAL NOTES:

1. An Illinois licensed architect must sign and seal drawing submission where construction cost exceeds $ 10,000 or where the construction involves structural work, included are new structures for one and two family dwellings or where construction involves structural work or new structures for all other buildings.

   Exceptions: unheated (one story) porches, residential decks, exterior stairs, non-habitable detached garages and accessory structures.

2. Wrecking and/or demolition of entire building/structures requires utility company, Cook County EPA and City departmental signatures. If the structure has a basement, an engineered soil retention system may be required to be permitted and installed prior to issuance of the demolition permit. Sewer and water disconnects must be performed under separate permits. An 8'-0" chain link fence, erected with a fence permit, must enclose the property and be inspected prior to a demolition permit being issued. The applicant must produce proof that written notice, to adjoining property owners, has been given. Forms are available for all of these activities at Permit Desk, or on line.

3. New construction requires the submittal of a pre-existing grade survey and a proposed grading plan which will indicate that the new construction will be graded so as not to cause a nuisance to the adjacent private property and public rights-of-way. See the City Engineer (847-866-2924) for more information regarding specific submittal requirements.

4. **Permitted Working Hours:**

Monday thru Friday	**7:00 am - 6:00 pm**
Saturday	**8:00 am - 5:00 pm**
Sunday	**No Work Allowed**

5. A copy of the building permit shall be kept on the site and must be posted within 48 hours of obtaining the permit card. The permit shall be displayed until the project is completed. Failure to post and maintain the permit as required by this section may result in revocation of the building permit and forfeiture of all permit fees.

6. The State of Illinois requires that all design for new construction, alteration, repair, expansion, addition, modification work or work that involves structural changes involving the practice of professional architecture or engineering shall follow the procedures defined by the professional registration laws of the State of Illinois. In accordance with state law, architects/engineers must sign and seal their drawings with a reproducible seal, include the date of expiration of their license and the date of signing.

7. Construction Fence Requirements: A minimum of an 8 foot high construction fence must enclose the job site **prior** to the demolition or construction of new residential, new commercial, or projects that are attractive nuisances. Temporary construction fences must be permitted before erection and can only be removed with the approval of the

Building Official.

CODE AMENDMENTS

- **The below referenced amendments are paraphrased, not verbatim, from the City Ordinances. You may obtain a copy of these Ordinances from the City Clerk's Office (847- 866-2925) at the City's Civic Center, first floor.**

- **It is important that you familiarize yourself with these amendments because every municipality has different code interpretations and construction policies. All construction in Evanston will be held to these code standards, including our amendments**

2003 International Building Code
(Adopted by ordinance 5-O-05)

1. Section 101.2 Scope: The amendment clarifies that all townhomes are included in the scope of the *2003 International Building Code* (as opposed to being governed by the *2003 International Residential Code for One and Two-Family Dwellings*)
2. Section 101.4.7: The *2003 International Energy Code* is not adopted by the City of Evanston
3. Section 105.7: Placement of permit: The building permit (or a legible copy) must be posted within forty-eight (48) hours of permit issuance, must remain posted until a certificate of occupancy is issued or the permit expires, and must be visible from the public way.
4. Section 106.1: In the Construction Documents, all floor plans, including mechanical, electrical, plumbing and fire protection plans, shall indicate all required Fire Ratings and where they occur by graphic means with a legend or key.
5. Section 406.0: Carbon monoxide detector: A house-current carbon monoxide detector is required within fifteen feet (15') of sleeping areas of single-family and multi-family homes with attached garages. In new home construction with attached garages, the detector is to be hard-wired.
6. Section 901.3: Modifications to sprinkler systems: No person shall remove or modify any fire protection system installed or maintained under the provisions of this Code or the *2003 International Building Code* without approval by the Fire Official.
7. Section 903.3.3.1: Movable file or storage shelving units**:** Storage height cannot exceed twelve feet and must have a clearance of eighteen inches (18") from the sprinkler deflector. Two levels of sprinkler protection are required. Sprinklers shall be of the quick-response type.

8. Section 1007.6.1.1: Area of refuge: The floor of the area of refuge shall have striping or other such means and labeled with the International Symbol of Access, so that this area is reserved at all times for the intended purpose.
9. Section 1023.1: Exit discharge: The exit discharge shall include a paved surface connecting the exit to a public way. The width and slope shall conform to all requirements of the Illinois Accessibility Code. The exit discharge shall be illuminated at the exterior.
10. Table 1607.1: Structural Design loading: All balconies porches must be designed to withstand a 100 psf load.
11. Section 3201.5 Building deterioration: This amendment clarifies is what required in the event that a piece or part of an existing building dislodges and falls onto the public way or if there is evidence of movement of building components that comprise imminent danger. Please see the ordinance for the requirements.
12. Section 3301.2 Storage and placement of construction materials: Construction equipment and materials shall not be kept or stored on any public way or property.
13. Table 3306.1: Protection of pedestrians: For construction or demolition over 8 feet in height, an 8'-0" high chain link fence, firmly anchored into the ground is required. For single family home additions, where the owner is occupying the home during construction, with permission from the City of Evanston, a 4'-0" high orange snow fence that defines the entire construction site may be allowed.
14. Chapter 34: Existing Structures: This entire Chapter is deleted.

2003 International Residential Code for One- and Two Family Dwellings

(Adopted by ordinance 30-O-05)

1. Section R101.2 Scope: The amendment clarifies that all townhomes are included in the scope of the *2003 International Building Code*, and removes them from the *2003 International Residential Code for One and Two-Family Dwellings.*
2. Section R311.4.3: Landings at doors: There shall be a floor or landing on each side of each exterior door.
3. Section R403.1.4.1: Frost protection: The depth of all foundations and piers shall be a minimum of 42".
4. Section R403.1.1.1: Trench foundations. Trench foundations incorporating a monolithically-poured footing and foundation wall shall be permitted for one story wood frame and wood frame with masonry veneer room additions, provided the following are met:
    a. Trench foundations are to be designed in accordance with accepted engineering practice based on a minimum allowable soil pressure of 3000 psf and a minimum concrete compressive strength of 3000 psi at 28 days.
    b. The foundation wall shall be a minimum of 8 inches wide and be belled at the bottom to a minimum width of twice the wall width for a depth of at least 1 foot.
    c. Trench foundations shall be permitted only in those soils which exhibit cohesive characteristics so as to prevent collapse of the adjacent soil mass before, during and after placement of the concrete.

d. Trench foundations shall extend a minimum of 42 inches (42") below adjacent grade.
e. Trench foundations shall comply with all applicable sections of the *2003 International Residential Code*, except as previously mentioned.

5. Section R502.1.4: Prefabricated wood I-joists: Where prefabricated wood I-joists are used, they must be separated from adjacent spaces by a minimum of 5/8" thick gypsum type "x" wall board, taped.
6. Section R602.3: Design and Construction: Any wall which contains any plumbing or mechanical piping, and/or ductwork must have a minimum depth of the structural members of 5½".
7. Appendix K, Section AK102.1 and AK103.1 General: The sound transmission rating for both STC and IIC shall be a minimum of 50 between dwelling units, and between dwelling units and a public or service area.

2003 International Mechanical Code/2003 International Fuel Gas Code

(Adopted by ordinances 41-O-05/31-O-05)

1. All construction documents shall include a ventilation schedule, indicating all room names, areas, number of occupants, the required ventilation and actual ventilation.

2. Noise Levels: Noise levels from any air handling or any other such mechanical or electrical equipment, shall not exceed 55 decibels measured at the property line.

3. Duct Length: Flexible air ducts and flexible duct connectors shall be limited in length to a maximum of 5'-0".

2003 International Plumbing Code

(Adopted by ordinance 28-O-05)

1. All area wells require drains. They are to be connected into drain tile and into the sump pump.

2. All copper pipe shall be adequately protected against galvanic action by properly insulating it against other metals making contact.

3. Overhead plumbing is required in new construction projects.

4. All buildings shall have a minimum of two (2) sill cocks.

5. All public toilet rooms shall be graded to drain into floor drains. Employee washrooms are included.

6. Footing drains are to be connected to sump pumps and discharged to the storm or

combination sewer (Not the sanitary sewer).

7. A pan or receptor with a drain or a floor drain in an impervious floor shall be required for all water heaters, and clothes washing machines in multifamily and commercial occupancies.

8. Plumbing fixtures not maintained shall be disconnected, removed and sealed.

9. Buildings in the R-1, R-2 and R-3 districts and all one and two family dwelling units shall drain roof storm water by gutters and down spouts to the front and rear of the property in a manner which will not disturb adjoining properties. There will be no connections to the combined sewer in the above districts.

10. All roofs of buildings not specifically mentioned in #9 above, may be drained directly into the storm sewer system.

11. Water service piping is to be installed five (5') feet below grade. Sewer piping shall be installed four (4') feet below grade.

12. Fire resistance ratings must be maintained where floor penetrations take place.

13. Water service piping shall be ductile iron, cast iron or type K copper tube.

14. Water distribution pipe is to be metallic. Copper pipe is to be type L or M. Non-metallic pipe is prohibited.

15. When building a sewer in the same trench with a water service, the building sewer pipe shall conform to one of the standards for cast iron pipe, copper, or copper-alloy tubing, or PVC plastic pipe listed in Section 890, Appendix A, Table A, of the State of Illinois Plumbing Code.

16. A sewer in a separate trench from the water service shall be limited to cast iron, concrete, vitrified clay tile, plastic pipe (type SDR 26 only), or ductile iron pipe. The building drain is to be cast iron with rubber gasket joints or lead and oakum joints or, in cases of corrosive waste or soil conditions, use polypropylene pipe (PVC) or polyvinyl chloride pipe, for a minimum distance of five (5') feet from the foundation wall.

17. New car wash facilities or the replacement of existing facilities shall be equipped with water recycling systems unless designed to use thirty (30) gallons of water per wash.

2005 NATIONAL ELECTRICAL CODE

(Adopted by ordinance 26-O-05)

1. Articles 334, 338 and 362 are deleted in their entirety.

2. Unit switches which are part of an appliance shall not be considered as taking the place of required disconnecting means, unless there are other means for disconnection as follows:
   - In multi-family dwellings of more than 2 units the disconnecting means shall be within the apartment, or on the same floor as the apartment in which the appliance is installed, and may control lamps and other appliances.
   - In two unit dwellings, the disconnecting means may be outside the apartment in which the appliance is installed. This will permit an individual switch for the apartment to be used.
   - In single-family dwellings, the service disconnecting means may be used.
   - In other occupancies, the branch-circuit switch or circuit breaker, where readily accessible to the user of the appliance, may be used for this purpose.

3. Copper wire shall be used for all ground conductors and water meter jumpers.

4. All aluminum wire shall be wire brushed and treated with a compound according to manufacturers' specifications.

5. No additional fuse or breaker boxes shall be added to an existing service without written approval of the Director of Community Development.

2003 International Fire Code
2003 Life Safety Code

(Adopted by ordinance 127-O-05)

1. **101.2.3: Gas shut-off valves:** All fuel burning appliances shall have individual gas shut off valves located within five feet (5') of the appliance, within the same room.

2. **102.9: Conflicting provisions:** Where there is a conflict between a general requirement and a specific requirement, the most stringent requirement shall be applicable.

3. **202.0: Fire Watch:** Fire Watch shall be required when determined by the Fire Official or his designee that a condition exists that requires trained personnel to monitor the structure.

4. **308.3.1.1: Open-flame cooking grills:** Barbecue grills shall not be used on any stairs or porches that serve as a means of egress. The use of barbecues will be allowed on balconies or at ground level provided the following regulations are complied with:

1. The use of a cooking grill which creates or adds to a hazardous or objectionable situation shall be prohibited.
2. Read the owners manual for safety guidelines.
3. The use of the barbecue shall not cause the building's fire alarm system to activate.
4. A portable fire extinguisher shall be located in close proximity to the barbeque, but not affixed to the grill. The fire extinguisher shall be at least a 10 pound ABC type extinguisher.
5. Extreme caution shall be exercised when lighting the barbecue to prevent flames from elevating to an excessive height.
6. Hot ashes or cinders shall be deposited into noncombustible receptacles free of all combustible material and away from combustible construction.

5. **408.8.3.1: Emergency instructions:** Emergency instructions shall be provided to each living unit on an annual basis indicating the life-safety systems installed in the building, location of alarm devices, type of alarm activations, egress paths, and actions to be taken in the event of a fire or in response to an alarm system activation. Living units include apartments, condominiums, dormitories, hotels, and any other type of residential or commercial living unit.

6. **505.1.1: Address on the rear and side doors:** Signage with the address, including the name of the street and business name or building name, shall be installed at all other entrance and exit doors. The sign shall be installed at a height of approximately five feet (5') above the standing surface. The sign shall be installed immediately to the side of the door so it is visible with the door in the open or closed position. All other installation locations shall be approved by the Fire Official.

7. **505.3: Truss construction signage:** Identification signage as designated by the Fire Official shall be installed on all structures in which the roof is of a truss construction design. The signage shall be approved by the fire official and installed so that it is visible from the street for the Fire Department use.

8. **506.1: Key boxes:** When a property is protected by an automatic fire detection system and/or automatic suppression system or where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the Fire Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Official.

9. **509.1. 16: Fire command center:** All fire command centers shall be equipped with a five (5) -button combination keypad for entry into the room or other entry device approved by the Fire Official.

10. **510.2: Room identification:** Signage shall be placed at all doors, identifying the room's intended use. The signage shall be installed at a height of approximately five feet (5')

above the standing surface. The signage shall be installed immediately to the side of the door so it is visible with the door in the open or closed position.

11. **510.3: Directional signage:** Directional signage in corridors shall be provided leading to specific rooms and/or areas.

12. **604.2.18.1: Elevator standby power:** Standby power shall be manually transferable to all elevators in each bank. This transfer switch shall be located in the fire command room or location designated by the Fire Official.

13. **901.7: Systems out of service:** Any required fire protection/detection system placed out of service for more than six (6) hours in a day and/or for a cumulative total of twenty (20) hours a week shall require the approval of the Fire Official or his designee. Any fire protection/detection system placed out of service for periods equal to or greater than those stated without the approval of the Fire Official, will be subject to following fines:

First Warning	No Charge
Second Warning	$200.00
Third Warning	$300.00
Fourth and Subsequent Warnings	$500.00

14. **903.3.7.2: Access to Fire Department connections:** Any Fire Department connection located behind or within landscaping or vegetation shall have a concrete path from the sidewalk or closest public way to the connection. A concrete pad shall also be provided at the Fire Department connection.

15. **903.3.7.3: Number of Fire Department connections:** The Fire Official shall determine the number of Fire Department connections appropriate for the building.

16. **903.3.7.4: Type of Fire Department connections:** The type of Fire Department connection shall be approved by the Fire Official. No single two and one-half inch (2 ½") Fire Department connection is permitted.

17. **903.3.7.5: Fire Department connection locator:** Provide a white strobe light above all Fire Department connections to flash upon activation of the fire alarm system. All strobes shall be installed at a height that will make it visible from the street.
Exception: Existing systems, unless the system is altered, modified, or upgraded.

18. **903.4.3: Sprinkler control valves:** Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all buildings. Control valves shall also be provided for each individual unit (commercial, residential, or business) where the units share a common water supply and have individual entrances.

19. **904.2.1.1: Hood System Suppression:** All commercial hood and duct suppression systems shall comply with the UL 300 Standard.

20. **905.3.1.1: Building length:** Class I standpipe systems shall be installed throughout buildings where the floor level of the highest story is less than thirty feet (30') (9144 mm) above the lowest level of the Fire Department vehicle access, but the length of hose laid by the Fire Department is greater than one hundred fifty feet (150') from the point of the Fire Department vehicle's access to the furthest point in the building.

21. **905.4.3: Standpipe hose connections:** All standpipe hose connections shall include a two and one-half inch to one and one-half inch (2 ½" to 1 ½") reducer with a cap attached to a chain.

22. **905.4.4: Standpipe pressure gauge:** All standpipe risers shall include a pressure gauge at the top of each riser.

23. **906.1.1: Fire Extinguishers - Exceptions:** Delete this section.

24. **906.6.1: Fire extinguisher signage:** Projection style signage shall be installed above each extinguisher to identify the location. The sign shall be installed at a height of approximately six to seven feet (6' to 7') above the standing surface where the extinguisher is mounted. Style of that sign must be approved by the Fire Official.

25. **907.2: Smoke detectors, where required:** Smoke detectors, installed as part of an approved automatic fire alarm system, shall be installed at the top of all interior stairways unless otherwise directed by the fire official.

26. **907.2.10: Single and multiple station smoke alarms:** The detectors required in this section shall be installed on the ceiling and at least six inches (6") from any wall, or a wall located between four (4") and six (6") inches from the ceiling.

27. **907.2.12.2: Emergency voice / alarm communication system:** The operation of any automatic fire detector, sprinkler water-flow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions on a general or selective basis to the following terminal areas on a minimum of the alarming floor, two floors above and the floor below in accordance with the building's fire safety and evacuation plans required by Section 404.

28. **907.3: Fire alarm system:** Apartment buildings with more than three (3) stories or with more than eleven (11) units shall have a fire alarm system installed in accordance with NFPA 72. These systems shall include both manual and automatic initiating devices.

29. **907.3.2: Single and multiple station smoke alarms:** The detectors required in this section shall be installed on the ceiling and at least six inches (6") from any wall, or a wall located between four (4") and six (6") inches from the ceiling.

30. **1009.12: Roof access:** Roof access shall be provided from all required stairways. Access shall be by means of the continuation of the stairway or by means approved by the Fire Official.

31. **1019.1.7: Stairwell signage:** All stairwells greater than two (2) stories must install information signage on each floor landing. The sign shall be installed approximately five

feet (5’) above the standing surface and on the wall opposite the door swing so that it is visible with the door in the opened or closed position. It shall include the following elements:

1. Unique Stairwell identifier
2. Floor number and number of floors in building
3. Floor of actual exit from building
4. If roof access is possible from stairwell

Actual sign layout is available from the Evanston Fire Prevention Bureau. All stairwell signage shall be approved by the Evanston Fire Prevention Bureau prior to installation.

1019.1.6.1: Exit discharge identification: Add, “The top of the approved barrier shall not be less than thirty-six inches (36”) from the finished floor of the landing. The barrier shall be self-closing. The only approved method of holding the barrier in the open position shall be a magnetic ‘hold open’ connected to the building fire alarm system. The barrier shall be a contrasting color from the colors in the immediate area.”